

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.22
(ID # 7493)

MEETING DATE:

Tuesday, July 17, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34552 – Applicant: VLP Capital, Inc. – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 du/ac) – Location: North of 20th Ave., east of Palm Dr., south of 18th Ave., west of Bubbling Wells Rd. – 165.5 Acres – Zoning: SP Zone (SP336) – APPROVED PROJECT DESCRIPTION: A Schedule “A” subdivision of 165.5 gross acres into 437 single-family residential lots, three (3) open space lots, one (1) open space/flood control facility lot, three (3) water quality feature lots, two (2) storm drain easements lots, three (3) landscaping lots, one (1) sewer easement lot and one (1) bicycle easement lot – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34552, extending the expiration date to May 7, 2021. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission’s Notice of Decision for the above referenced case acted on by the Planning Commission on June 6, 2018. The Tentative Tract Map No. 34552 will now expire on May 7, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

7/9/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 17, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By
Deputy
1.22

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|-------------------------------|---------------------|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| SOURCE OF FUNDS: Applicant Fees 100% | | | Budget Adjustment: N/A | |
| | | | For Fiscal Year: N/A | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 34552 was originally approved by the Planning Commission on December 19, 2012. It proceeded to the Board of Supervisors along with Change of Zone No. 7715 where both applications were approved on May 7, 2013.

The First Extension of Time was received on May 3, 2018, ahead of the expiration date of May 7, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 17, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 34552 on June 6, 2018. The Planning Commission approved the project by a 4-0 vote (Commissioner Shaffer was absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

**Supplemental
Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**


Scott Bruekner 7/9/2018



**PLANNING COMMISSION
MINUTE ORDER
JUNE 6, 2018**

I. AGENDA ITEM 1.16

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34552 – Applicant: VLP Capital, Inc. – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 20th Avenue, easterly of Palm Drive, southerly of 18th Avenue, and westerly of Bubbling Wells Road – 165.5 Acres – Zoning: Specific Plan Zone (SP336) – Approved Project Description: Schedule “A” subdivision of 165.5 gross acres into 437 single-family residential lots, three (3) open space lots, one (1) open space/flood control facility lot, three (3) water quality feature lots, two (2) storm drain easements lots, three (3) landscaping lots, one (1) sewer easement lot, and one (1) bicycle easement lot.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 34552, extending the expiration date to May 7, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Shaffer Absent)

APPROVED - First Extension of Time Request for Tentative Tract Map No. 34552, extending the expiration date to May 7, 2021.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.16

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s): TR34552

Applicant(s):

Area Plan: Western Coachella Valley

VLP Capital, Inc.

Zoning Area/District: Pass and Desert District

c/o Sean M. Runnels

Supervisory District: Fourth District

Project Planner: Gabriel Villalobos

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 165.5 gross acres into 437 single-family residential lots, 3 open space lots, 1 open space/flood control facility lot, 3 water quality feature lots, 2 storm drain easements lots, 3 landscaping lots, 1 sewer easement lot and 1 bicycle easement lot. The project is located north of 20th Ave, east of Palm Dr, south of 18th Ave, and west of Bubbling Wells Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34552**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 7, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

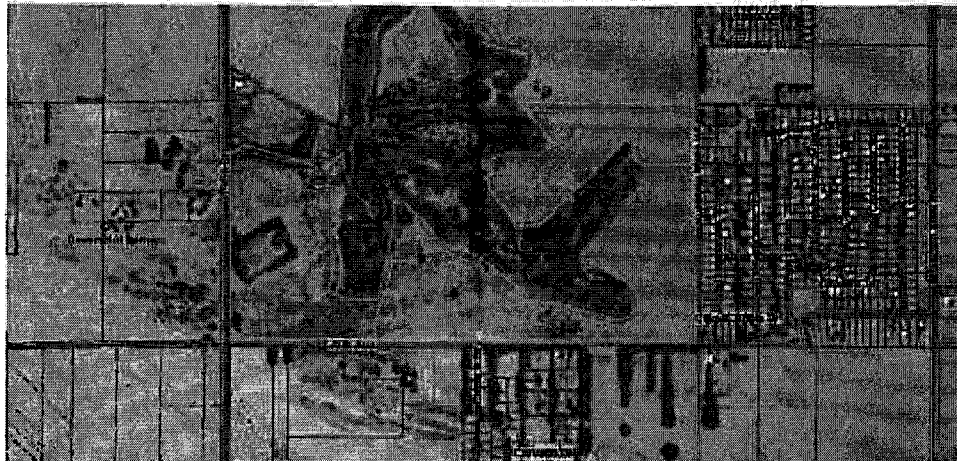


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 34552 was originally approved at Planning Commission on December 19, 2012. It proceeded to the Board of Supervisors along with Change of Zone No. 7715 where both applications were approved on May 7, 2013.

The First Extension of Time was received May 3, 2018, ahead of the expiration date of May 7, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 17, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 17, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This, 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on May 7, 2024.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 7, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

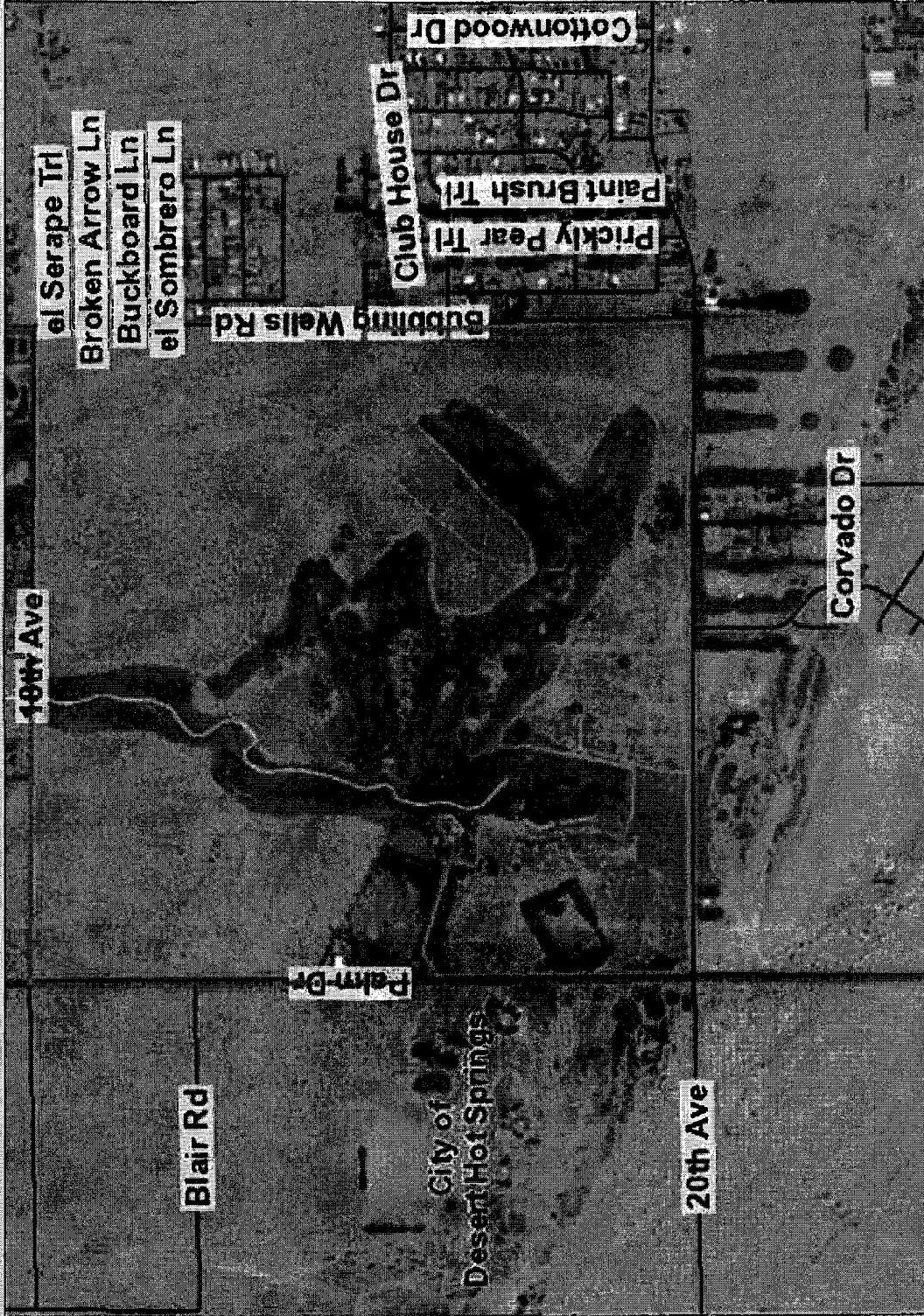
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for TR34552

Vicinity Map



Los Angeles



San Diego Tijuana Mexicali

Legend

- County Centerlines
- Blue-line Streams
- City Areas

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



3,009 Feet

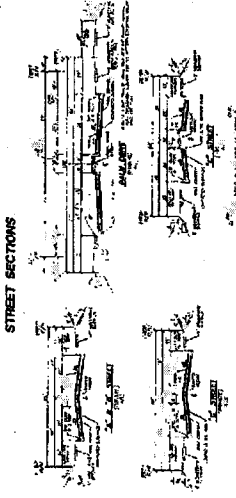
REPORT PRINTED ON... 5/22/2018 10:28:52 AM

© Riverside County GIS

**SOLEA AT DESERT DUNES
TENTATIVE TRACT NO. 34552
RIVERSIDE COUNTY, CALIFORNIA**

NOTES

1. THIS TENTATIVE TRACT PLAN IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 510, CIVIL CODE, CALIFORNIA.
2. THIS TENTATIVE TRACT PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND THE COUNTY SUPERVISORS.
3. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS THE PROPERTY OF SOLEA AT DESERT DUNES, INC.
4. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RULES.
5. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHTS AND INTERESTS.
6. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE TAXES, FEES AND CHARGES.
7. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES.
8. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
9. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE UTILITIES.
10. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE RECORDS.
11. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE SURVEY DATA.
12. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE ENGINEERING DATA.
13. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE LEGAL DESCRIPTIONS.
14. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE STATEMENTS OF OWNERSHIP.
15. THE AREA SHOWN ON THIS TENTATIVE TRACT PLAN IS SUBJECT TO ALL APPLICABLE LEGAL DESCRIPTIONS.



EXISTING EASEMENTS

1. EASEMENT TO THE STATE HIGHWAY DEPARTMENT FOR THE STATE HIGHWAY RIGHT-OF-WAY.

2. EASEMENT TO THE WATER COMPANY FOR WATER SERVICE.

3. EASEMENT TO THE GAS COMPANY FOR GAS SERVICE.

4. EASEMENT TO THE ELECTRIC COMPANY FOR ELECTRIC SERVICE.

5. EASEMENT TO THE TELEPHONE COMPANY FOR TELEPHONE SERVICE.

6. EASEMENT TO THE CABLE COMPANY FOR CABLE SERVICE.

7. EASEMENT TO THE POST OFFICE DEPARTMENT FOR MAIL DELIVERY.

8. EASEMENT TO THE COUNTY ENGINEER FOR ROAD MAINTENANCE.

9. EASEMENT TO THE COUNTY SUPERVISORS FOR PUBLIC WORKS.

10. EASEMENT TO THE COUNTY CLERK FOR RECORDS.

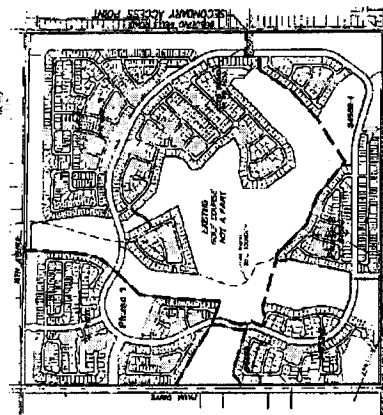
11. EASEMENT TO THE COUNTY ASSESSOR FOR TAX COLLECTION.

12. EASEMENT TO THE COUNTY REGISTERED CLERK FOR RECORDS.

13. EASEMENT TO THE COUNTY REGISTERED CLERK FOR RECORDS.

14. EASEMENT TO THE COUNTY REGISTERED CLERK FOR RECORDS.

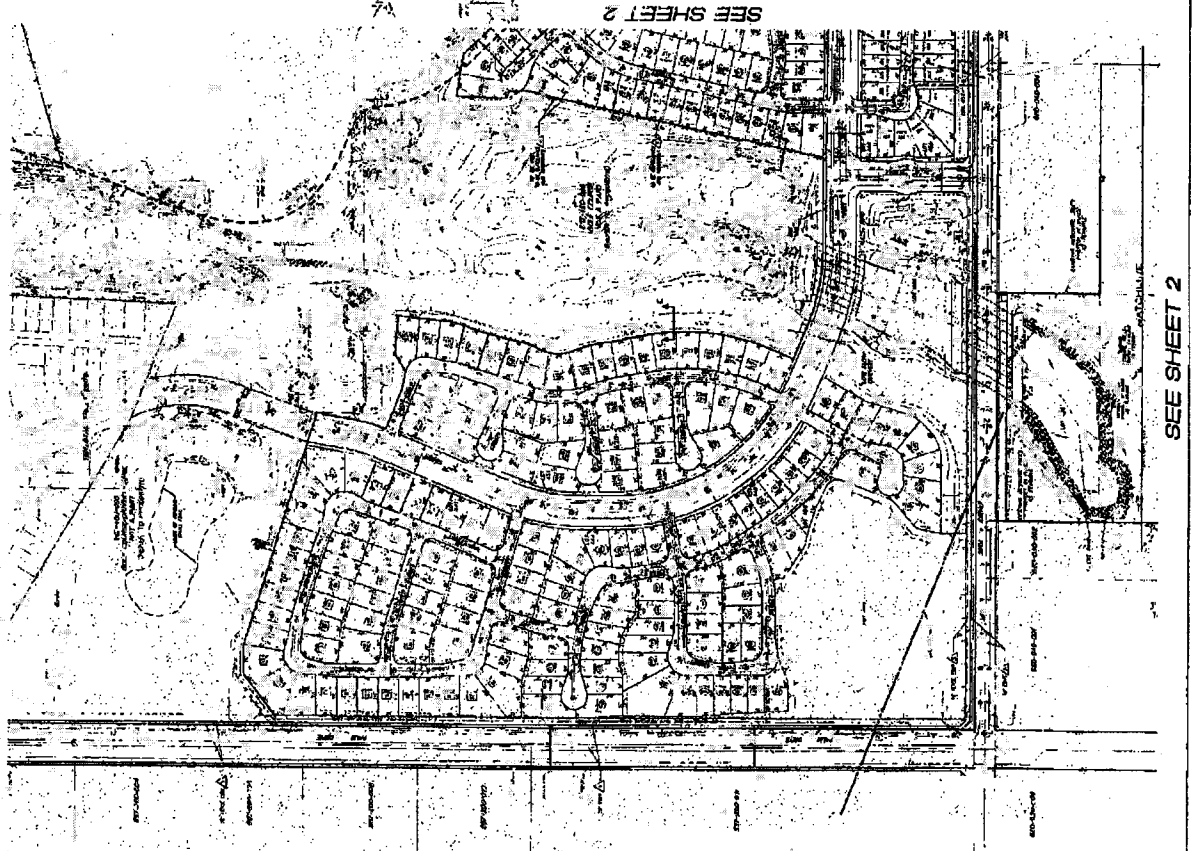
15. EASEMENT TO THE COUNTY REGISTERED CLERK FOR RECORDS.



LEGEND

| | |
|---|----------|
| 1. APPROXIMATE RAW EARTHWORK QUANTITIES | 1. 0.00 |
| 2. LOT SUMMARY | 2. 0.00 |
| 3. TOTAL AREA | 3. 0.00 |
| 4. TOTAL AREA | 4. 0.00 |
| 5. TOTAL AREA | 5. 0.00 |
| 6. TOTAL AREA | 6. 0.00 |
| 7. TOTAL AREA | 7. 0.00 |
| 8. TOTAL AREA | 8. 0.00 |
| 9. TOTAL AREA | 9. 0.00 |
| 10. TOTAL AREA | 10. 0.00 |
| 11. TOTAL AREA | 11. 0.00 |
| 12. TOTAL AREA | 12. 0.00 |
| 13. TOTAL AREA | 13. 0.00 |
| 14. TOTAL AREA | 14. 0.00 |
| 15. TOTAL AREA | 15. 0.00 |

VICINITY MAP



STATEMENT OF OWNERSHIP

| | |
|-----------|--|
| NAME | SOLEA AT DESERT DUNES, INC. |
| ADDRESS | 12345 MAIN STREET, RIVERSIDE, CALIFORNIA 92504 |
| DATE | 12/31/2024 |
| SIGNATURE | [Signature] |

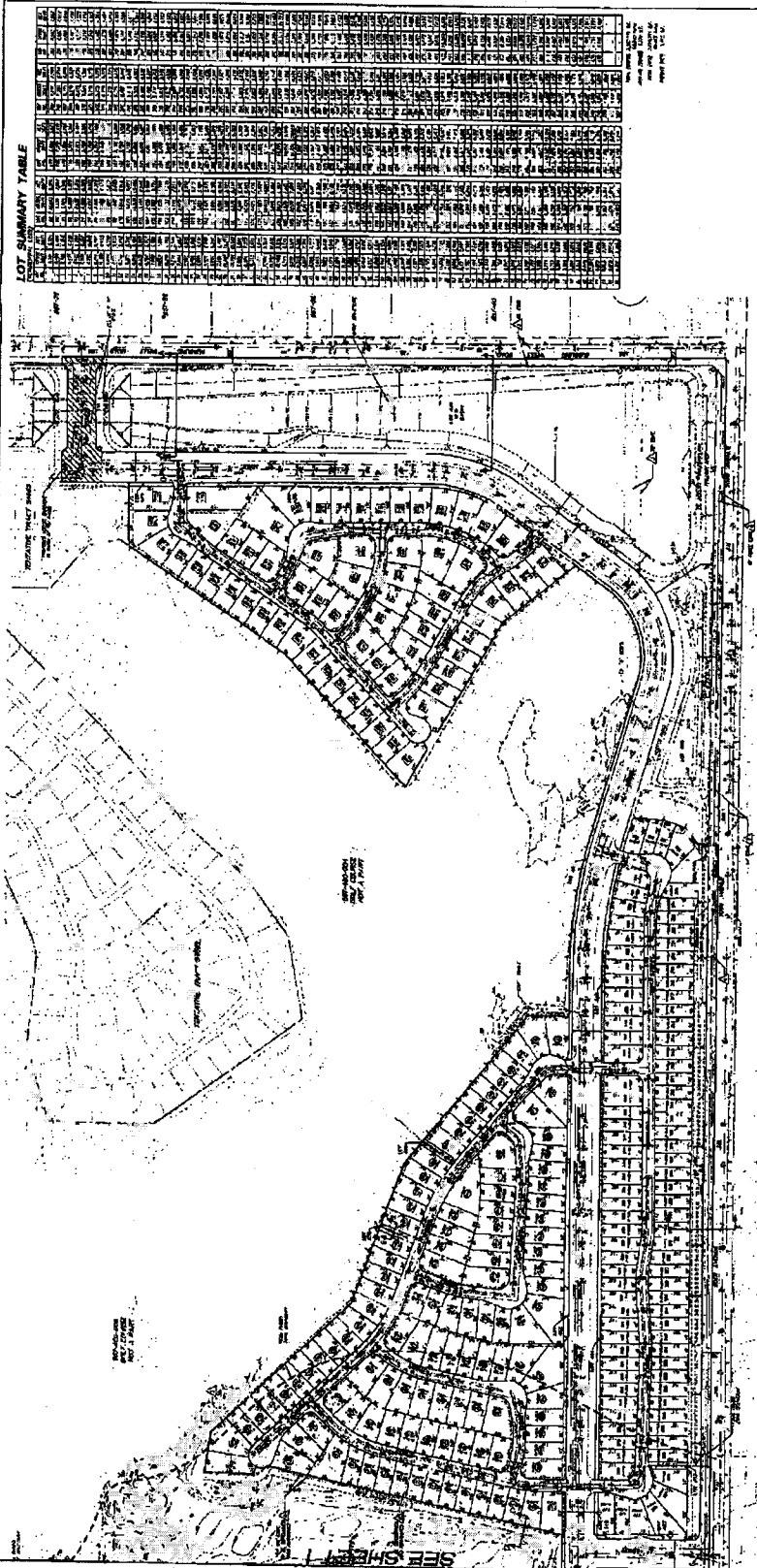
LEGAL DESCRIPTION

LOT 1, SOLEA AT DESERT DUNES, INC. TRACT NO. 34552, RIVERSIDE COUNTY, CALIFORNIA.

PREPARED BY: **H&A**

PAUL H. HAWES, CIVIL ENGINEER
DANIEL A. HAWES, CIVIL ENGINEER
12345 MAIN STREET, RIVERSIDE, CALIFORNIA 92504
TEL: (951) 943-2345

TENTATIVE TRACT NO. 34552



LOT SUMMARY TABLE

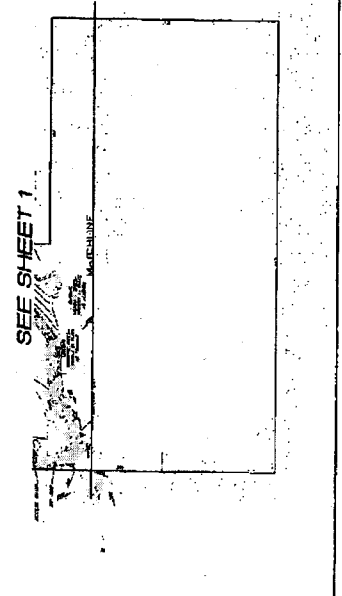
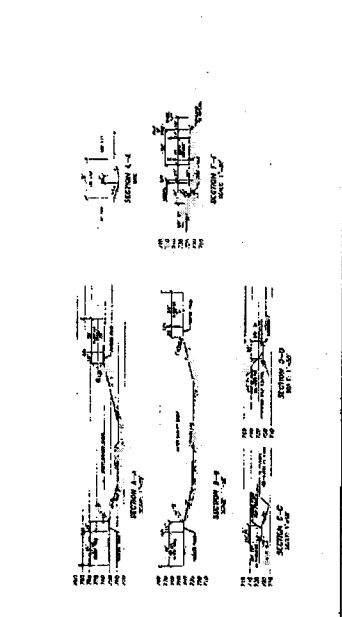
| Lot No. | Area (sq. ft.) | Area (sq. m.) | Area (ac.) |
|---------|----------------|---------------|------------|
| 1 | 10,000 | 914.4 | 0.23 |
| 2 | 10,000 | 914.4 | 0.23 |
| 3 | 10,000 | 914.4 | 0.23 |
| 4 | 10,000 | 914.4 | 0.23 |
| 5 | 10,000 | 914.4 | 0.23 |
| 6 | 10,000 | 914.4 | 0.23 |
| 7 | 10,000 | 914.4 | 0.23 |
| 8 | 10,000 | 914.4 | 0.23 |
| 9 | 10,000 | 914.4 | 0.23 |
| 10 | 10,000 | 914.4 | 0.23 |
| 11 | 10,000 | 914.4 | 0.23 |
| 12 | 10,000 | 914.4 | 0.23 |
| 13 | 10,000 | 914.4 | 0.23 |
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| 15 | 10,000 | 914.4 | 0.23 |
| 16 | 10,000 | 914.4 | 0.23 |
| 17 | 10,000 | 914.4 | 0.23 |
| 18 | 10,000 | 914.4 | 0.23 |
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| 20 | 10,000 | 914.4 | 0.23 |
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| 26 | 10,000 | 914.4 | 0.23 |
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| 80 | 10,000 | 914.4 | 0.23 |
| 81 | 10,000 | 914.4 | 0.23 |
| 82 | 10,000 | 914.4 | 0.23 |
| 83 | 10,000 | 914.4 | 0.23 |
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| 87 | 10,000 | 914.4 | 0.23 |
| 88 | 10,000 | 914.4 | 0.23 |
| 89 | 10,000 | 914.4 | 0.23 |
| 90 | 10,000 | 914.4 | 0.23 |
| 91 | 10,000 | 914.4 | 0.23 |
| 92 | 10,000 | 914.4 | 0.23 |
| 93 | 10,000 | 914.4 | 0.23 |
| 94 | 10,000 | 914.4 | 0.23 |
| 95 | 10,000 | 914.4 | 0.23 |
| 96 | 10,000 | 914.4 | 0.23 |
| 97 | 10,000 | 914.4 | 0.23 |
| 98 | 10,000 | 914.4 | 0.23 |
| 99 | 10,000 | 914.4 | 0.23 |
| 100 | 10,000 | 914.4 | 0.23 |

LEGEND
 1. 1" = 100' (1:12,500)
 2. 1" = 50' (1:6,250)
 3. 1" = 25' (1:3,125)

PREPARED BY:
H & S A
 HUNTER & SHERMAN ARCHITECTS
 1000 15th St. N.W.
 Seattle, WA 98107
 Phone: (206) 441-3500
 Fax: (206) 441-3501

SCHEDULE "M" SUBDIVISION
**TENTATIVE TRACT
 NO. 34552**

SHEET 2 OF 2



Extension of Time Environmental Determination

Project Case Number: TR34552
 Original E.A. Number: 40920
 Extension of Time No.: 1st EOT
 Original Approval Date: December 19, 2012
 Project Location: North of 20th Ave, East of Palm Dr, South of 18th Ave, West of Bubbling Wells Rd
 Project Description: a Schedule "A" subdivision of 165.5 gross acres into 437 single-family residential lots, 3 open space lots, 1 open space/flood control facility lot, 3 water quality feature lots, 2 storm drain easements lots, 3 landscaping lots, 1 sewer easement lot and 1 bicycle easement lot.

On December 19, 2012, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval. |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent. |
| <input type="checkbox"/> | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/> | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME. |

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Sean M. Runnels <seanrunnels@earthlink.net>
Sent: Thursday, May 17, 2018 11:22 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR34552 1st EOT

Hi Gabriel:

These are standard conditions I've seen on other TTM extensions and as such VLP is fine accepting them as new conditions to the TTM. Please let me know if you need anything further from me or VLP. Thank you for contacting me.

Best,

Sean M. Runnels

VLP Capital, Inc.

On May 16, 2018, at 10:37 AM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: VLP Capital, Inc.
c/o Sean M. Runnels
36953 Cook Street, Suite 103
Palm Desert, CA 92211

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34552.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP

80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

60. FINAL WQMP FOR GRADING

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8184

<image001.jpg>

How are we doing? Click the Link and tell us

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County of Riverside California

<TR34552 1st EOT COA.pdf>

Plan: TR34552E01

Parcel: 657460007

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR34552E01

Parcel: 657460007

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcfood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

From: albia miller <stopbuildinganything@gmail.com>
Sent: Tuesday, July 17, 2018 8:19 AM
To: COB

Dear Ms. Maxwell

Here are some opposition votes without text for Administration Action July 17, 2018

- 1.2 Low density Lake Mattheews Oppose Project in entirety of any density.
- 1.3 Oppose Lansing half are lots near Cole Avenue Leave the open spae andit will not inrease traffi and pollution.
- 1.4 Oppose extension of time to add 132 more residents to area near Cajalo Road BY Lansing.
- 1.5 Oppose Lansing turning 49 ares into 82 water draining residencies.
- 1.6 Oppose Bridge walk extension of time for 64 acres turned into 69 lots of more deimation of open space the home of wildlife.\
- 1.7 Oppose TTM 35815 turning 44 acres into 5 are mini farms next to the Santa Rosa Preserve.
- 1.8 Oppose TTM 31735 Small projects add more people and cars and then add to each other.
- 1.9 Is this a used are or an open space. Find an already existing struture and remodel.
- 1.10 Oppose TTM 33248 NOT MORE HOUSING\MINI FARMS in Temscual Canyon. That pours traffic onto I-15.
- 1.11 Oppose TTM 32379 You see the Temecula claiming they are helping traffic with Butterfield Stage Road when they and the County are taking advantage of the Road by building and the produets are high heat producing paved over large block buildings.
- 1.12 Oppose TTM 33145 turning 34 ares into 348 Condominiums with all the traffic that Domenigoni Parkway shall suffer in Winchester.
Deny the time extension. This is catastrophic to the traffic from San Diego to Los Angeles to Riverside. Copper Skye needs to withdraw his development application and decrease the environmental damage suh a project would cause.
- 1.13 Oppose TTM 32151 Ranon Sevilas attak on Rancho California's District with 180 condos plus 5 to 8 houses per acre. This is creating high density of over capacity thru out the South Side of Riverside County or the wall to wall you all from Tijuana to Santa Barbara.
- 1.14 Oppose TTM 30976 West Sac River Developers turning 53 ares into 162 single family houses along Leon Road under the Winchester Specific Plan. Why did Winchester a rural horse property and agriculture and open space for wildlife refuge unpatriotically allow such an attack by developers of massive building projects? I am sure the community of Winchester will not vote for people who voted this demise to the land.
- 1.15 Oppose TTM 30977 developer Winchester Hills needs to be cut off from owning land if this the atrocity that they do with it. Seize their land and place it in a preserve. They have stolen from the Earth 260 acres and making pollution and traffic in Winchester with many projects and this one is 416 houses. Not homes beause these people will drive to jobs everyday and never make it because of traffic on Winchester Road.

1.16 Oppose TTM 30877 What ever you add to Riverside area and this is 20 houses on ten acres will concentrate more pollution, traffic and water drain. This will decrease the visual of open horizons with drive ways, buildings, grass lawns and run off the wildlife. Plus add up the amount of materials needed to B.U.I.L.D.

1.17 Oppose TTM 30972 South of Hyway 74 72 acres into 91 lots. That is further loking out the open space on Hyway 74 and dereasing the Response times for First RESPONDERS because of too many people being allowed in Riverside County because of more building permits

1.18 Oppose TTM 20910 This will open land for more 20 acre farms. There are enough people living in rural Aguanga on a dangerous Hyway system. It is good that 102 acres will be used for breathing open spaces, however, etching away 93 acres for disruptive human activities is determiental to Aguanga's peace and quite.

1.19 Oppose TTM 34677 This is over crowding added to an area that should never been discovered by developers as people have to drive to necessary and unnecessary activities that they chose and they aren't smart enough to ride buses. Therefore, they create pollution and traffic and this will be from 73 ares into 200 overly dense housing.

1.20 Oppose Another attack near Domenigoni Parkway TTM 30807 which will bring in close to a thousand houses in the Winchester Specific Plan of Shame. Shame on the County for allowing the sell of land to developers especially these cut throat SR Conestoga high density cracker box house builders. What's going on with the Earthquake zoning the county keeps placing houses on? This is the tacky plan of years ago of Diamond Lake supply water for building on both sides of Domenigoni Parkway. If people would have voted on this density, they would have said NO.

1.21 Oppose TTM 37414 23 ARES INTO VERY HIGH DENSITY ALONG DOMENIGONI HYWAY This need to be unpermitted due to there not even being the final amount of High Density and probably it is apartments. How horrific!!!

1.22 Oppose TTM 34552 MEDIUM HIGH DENSITY HOUSING IN A DESERT THAT IS JUST SUCKING UP THE COLORADO RIVER, WELLS, RAIN WATER.

1.23 Oppose TTM 34553 More horror for Coachella Valley with Medium High Density Housing. Who wants to live in this triple Density Housing. I doubt if you an sell this. You are going to overload the electrical System even with the Desert Solar andgo back to Black Outs.
You are going to stand in IINE FOR WATER.

ALBIA MILLER